

Chapter One

INTRODUCTION

A. PURPOSE

The Carnelian Bay Community Plan (CP) is designed to serve as the guiding doctrine for land use related decisions in the area until the year 2007 and a guiding document for allocations until the year 1997, approximately. In addition to the CP for the Carnelian Bay area, CP's have also been prepared for the Tahoe Vista area, Stateline area, Kings Beach Industrial area in the vicinity of Speckled Ave., and downtown Kings Beach.

The Tahoe Regional Planning Agency (TRPA) purpose for planning according to the Compact is "to adopt and enforce a regional plan and implementing ordinance which achieve and maintain such capacities while providing opportunities for orderly growth and development consistent with such capacities."

The Plan establishes goals and objectives, special policies, programs, and strategies for funding and implementation. Elements of the Plan address land use, transportation, conservation, recreation, and public serves.

The Plan further serves to assign commercial and tourist accommodation allocations, and to direct the redevelopment and rehabilitation of the community.

Pursuant to Chapter 14 of the TRPA Code of Ordinances, the Carnelian Bay Community Plan supersedes certain plans and regulations established by the TRPA Plan Area Statements (PAS) and the TRPA Code for the area within the Community Plan boundaries. For purposes of Placer County land use regulation, the Community Plan and the Placer County General Plan and implementing ordinances shall become one and the same. Upon adoption, the Community Plan (CP) is intended to serve as the mutual plan for all regulatory authorities.

B. BACKGROUND

The Plan was prepared as a joint effort between the TRPA, Placer County, and the community of North Tahoe. This is the product of numerous workshops, public meetings, and input from a wide range of agencies, organizations, and individuals. Work on the Plan was guided by a Planning Team comprised of representatives from Placer County staff, TRPA staff, and citizens appointed by the Placer County Board of Supervisors. The Plan Team meetings served as a forum for public comment on the Plan.

The citizen volunteers of the Team included Janet Mize (chairperson), Leah Kaufman, Lane Lewis, Ellen McBride, Hugh McBride, Virginia Walsh, Ken Foster, Marty Cohen, Jack Shumate, Bob McCormick, and Faradg Gilanfar.

The Planning Team provided input on all of the CP's previously identified, as well as on the Plan Area Statement updates on areas surrounding the CP's for the Placer County General Plan.

The Carnelian Bay Community Plan is generally defined geographically as that area

bounded by the Garwoods Restaurant on the west, Ruby Avenue to the north, Bay Street on the east, and Lake Tahoe on the south.

The area represents a mix of commercial uses, including a miniature golf course, retail sales, restaurants, offices, motels, and a marina, along with residential development and public park/open space areas.

A high percentage of the Community Plan (approximately 50%) is classified as SEZ, with Carnelian Creek flowing through the area, albeit much of Carnelian Creek is currently channelized or in an otherwise non-natural condition. Those areas not in the environmentally sensitive class 1b/SEZ are high capability lands, Class 5 or 6. The shorezone area along the Carnelian Bay Community Plan is shorezone Tolerance Districts 6 and 7.

C. COMMUNITY PLAN GOAL, OBJECTIVES, AND POLICIES

The foundation of the Community Plans are the goals, objectives, and policies. These elements establish the parameters that guide the formation of the Plan. Carnelian Bay has historically provided a variety of commercial services for local residents and tourists alike. It should continue that trend for the future life of the Community Plan.

In addition to the goals of the Compact and the goals of the Regional Goals and Policies Plan, the following goals are adopted for the Carnelian Bay Community Plan. The related objectives are implemented by specific and enforceable policies.

Urban Design and Development Goal: Ensure the design elements of new, remodeled and rehabilitated development are compatible with the scenic, recreation, and community values of Carnelian Bay and the Region.

Traffic Circulation and Parking Goal: Reduce dependency on the automobile and improve the movement of people, goods, and services within Carnelian Bay and the Region consistent with the economic and environmental goals of the Community Plan.

Public Service Facilities Goal: Public services and facilities should be upgraded to support existing and new development and to ensure attainment of environmental targets.

Commercial Development Goal: Maintain a balance between economic health and the environment by correcting past deficiencies in land use and being responsive to the needs and opportunities of Carnelian Bay.

Recreation Goal: Preserve and enhance the high quality recreational experience of Carnelian Bay and the Region.

D. VISION FOR 2007 AND BEYOND

The Community Plan is a guide for the enhancement of Carnelian Bay as a neighborhood commercial area and a regional recreation area. Through a series of programs and policies found in the Plan Elements, it provides a guide to the achievement of the Goals and Objectives. The policies and programs of the Plan are designed to be flexible enough to incorporate the changes that will come through implementation.

Recognizing that there are many possible variations of project design and location established in the Community Plan, the Vision Plan is provided to give guidance when making the required Section 6.3 findings of consistency. The Vision Plan represents the summation and the coordination of the Carnelian Bay Community Plan Elements and the surrounding plan area statements.

The text, map, and accompanying illustrations in this section are provided to indicate the overall planning direction of the Community Plan and the related plan areas. The text and maps are intended for planning purposes and not as a specific set of enforceable standards. The actual standards of the Community Plan are found in the following Community Plan Elements and the Appendix.

VISION FOR LAND USE

Rehabilitation of Carnelian Bay Business Area on State Route 28: A key part of the Plan is to provide the opportunity and incentive to maintain (in some cases upgrade) and expand in a limited fashion the businesses of Carnelian Bay. The map suggests this commercial area builds on its small town theme by adding the required improvements (e.g. winding sidewalks and drainage/SEZ restoration), and suggested amenities (e.g. community parking lots). The design concept is to provide a pedestrian links between the recreation area anchor of activity such as the marina and beaches and the commercial businesses.

Improved Recreation Area for Carnelian Bay: The Plan presents the opportunity to improve the recreation area for Carnelian Bay. Opportunities exist for scenic improvement, e.g., relocation or screening of non-compatible uses, SEZ restoration, increased water oriented recreation, land coverage reduction and transfer present great opportunities to meet the Community Plan targets.

VISION FOR TRANSPORTATION

State Route 28 Improvements: The construction of trail like sidewalks, curbs, drainage system, conversion to parallel parking in public right-of-way, landscaping, bike lanes, two travel lanes and a center turn lane are Plan requirements. Also, consideration of a pedestrian activated traffic control officer will be considered.

Community Parking Lot System: To meet parking requirements and to provide parking for recreation development, the Plan requires additional parking. The Vision Map illustrates the concept of using community parking lots. Some lots, such as the Carnelian Bay East and West lots, are specific location while others are conceptual and will require further study.

Water and Land Transit: The Vision Map cannot show transit systems but the Plan does require increased transit and facilities. Possible locations of terminals and parking lots are shown on the map.

VISION FOR CONSERVATION

Area-Wide Drainage System: The Plan requires the implementation of Best Management Practices throughout the Community Plan Area. The Vision Map shows ponding and treatment areas, but does not show individual lot improvements which cannot be shown at this scale, or improvements such as pipes which are not visible.

Stream Zone Restoration: The Plan sets forth requirements for SEZ restoration. The Vision Map indicates where the Tahoe Conservancy Carnelian Creek restoration/realignment project may occur.

Scenic Improvements: The Plan requires attainment of the scenic thresholds through a series of improvements. The Vision Map, along with streetscape and shoreline illustrations indicate what might happen, for illustrative purposes.

VISION FOR RECREATION

Improved Lake Access: The Plan requires an increase in Lake access. Some of the possibilities shown on the Vision Map are: the Tahoe Conservancy Carnelian Bay East and West Beaches, increased trails and parking, and increased marina/boating use.

Recreational Trail System: The Plan requires the implementation of a recreational/bike/sidewalk/trail system located mostly along State Route 28 and possibly along the Carnelian Bay lake front. A connection to the North Tahoe Public Utility District (NTPUD) trail system will be considered. The Vision Map shows possible alignments.

Other Recreation Facilities: The Plan calls for the consideration of a winter snow play area, playgrounds, facilities for senior citizens, and restrooms.

VISION FOR PUBLIC SERVICE

No Change: The Vision Map suggests that Carnelian Bay is not a place for significant public service expansion